



**MISTY RUN ESTATES**  
PRELIMINARY PLAT  
PHASE 3

STATE/MUNICIPAL DISTRICT - FAIRFIELD COUNTY, WISCONSIN	FILE NO. - 05-157-03
OWNER - JAMES R. HENDRICKS, TRUSTEE	SAFETY DATE - 05/15/03
ADDRESS - PO BOX 2150, SPERRYVILLE, WISCONSIN	REMARKS -
TAX NUMBER - 05-157-03-0000	

SUBJECT PROPERTY CURRENTLY ZONED R-1.  
 MIN. LOT SIZE = 20,000 SQ. FT.  
 MIN. LOT WIDTH = 50'  
 FRONT YARD (LOCAL COLLECTION) = 30'  
 SIDE & REAR YARD = 15'  
 OPEN SPACE REQUIRED = 200' X 10,481.40 AC. = 2.1408 AC.

MINIMUM DRIVEWAY CURBINGS TO BE 10".  
 EACH LOT HEREIN CONTAINS A MINIMUM LENGTH OF NINETY (90) FEET AT THE SETBACK LINE.

PROJECTED TRAFFIC VOLUME = 5 LOTS @ 50 VPD  
 VPD = 50 VPD

COMMON OWNERS = FAIRFIELD COUNTY ASSOCIATION, INC.  
 WATER EXCISES = FAIRFIELD COUNTY ASSOCIATION, INC.  
 IMP/STORM & DRAINAGE EASEMENTS = MISTY RUN ESTATES HOMEOWNERS' ASSOCIATION

THE SPILLWAY FOR THE 1.1 ACRE POND IS NOT CLOSER THAN 50 FEET FROM AN ADJACENT PROPERTY LINE AS STATED BY THE OWNER (HENDRICKS).

THE COMMON OPEN SPACE LOT IS TO BE OWNED BY THE HOMEOWNERS' ASSOCIATION.

LOT 16 THE BARN SHOWN HEREON IS TO BE CONVERTED TO A GARAGE. ZONING PERMIT REQUIRED. THE FRAME SHEETS ON LOT 1 ARE TO BE REMOVED.

TOPOGRAPHY SHOWN HEREON TAKEN FROM FAIRFIELD COUNTY TDS. 5' CONTOUR INTERVAL.

SITE TO BE DEVELOPED INTO SINGLE FAMILY RESIDENTIAL LOTS (57'-WIDE), CLUSTER ALTERNATE, INDIVIDUAL, DRAPHSSES AND PUBLIC WATER (PWSA).

FLOODPLAIN NOTE: THE SUBJECT PROPERTY IS LOCATED ON FIRM FLOOD INSURANCE MAP, HAMMER STORES PANEL, ZIA, DATED NOVEMBER 1, 1974.) THE PROPERTY APPEARS TO BE LOCATED IN ZONE "C".

EXISTING WATER USAGE = 400 GPM

PROPOSED WATER USAGE = 2000 GPM

EXISTING SEWERAGE = 0 EPIC

PROPOSED SEWERAGE = 0 EPIC

LOT 13 LOT 14  
 EX. POND 0.1 ACRES  
 EX. SWALE 0.05 ACRES  
 EX. SWALE & DRAINSAGE TERRAIN

EX. SWALE 0.05 ACRES

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